

**THE FIFTY-EIGHTH MEETING OF THE PLANNING COMMITTEE  
OF THE CITY OF GREATER SUDBURY**

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**Council Chamber  
Tom Davies Square**

**Tuesday, November 21st, 2006  
Commencement: 5:30 p.m.  
Adjournment: 8:15 p.m.**

**COUNCILLOR RON DUPUIS PRESIDING**

Present Councillors Bradley, Caldarelli, Reynolds, Thompson (A6:45pm)

Staff B. Lautenbach, Director of Planning Services; A. Potvin, Manager of Development Approvals; P. Baskcomb, Manager of Community and Strategic Planning; M. Simeoni, Senior Planner; D. Nadorozny, General Manager of Growth and Development; E. Labelle, Clerk Designate; M. Laalo, Licensing & Assessment Clerk; F. Bortolussi, Planning Committee Secretary

Others Councillor Elect Cimino

News Media MCTV; Northern Life; Sudbury Star

Declarations of Pecuniary Interest None declared

**PUBLIC HEARINGS**

**DOWNTOWN SUDBURY COMMUNITY IMPROVEMENT PLAN - FINANCIAL INCENTIVES**

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**The Planning Committee meeting was adjourned and the Public Hearing was opened to deal with the following plan.**

Report dated November 2nd, 2006 was received from the General Manager of Growth and Development regarding Downtown Sudbury Community Improvement Plan - Financial Incentives.

Mark Simeoni, Senior Planner, made an electronic presentation regarding Downtown Sudbury Community Improvement Plan - Financial Incentives. He indicated this plan is a new tool for the downtown 'tool box' with a goal of downtown revitalization. He provided a background including Council's approval of the elimination of development charges, amendments to parking standards and tax increment financing. He indicated that until amendments to the Planning Act were made in 2003, the Community Improvement Plan could only focus on public lands. It can now focus on private lands which has opened up new

## **PUBLIC HEARINGS (cont'd)**

### **DOWNTOWN SUDBURY COMMUNITY IMPROVEMENT PLAN - FINANCIAL INCENTIVES (cont'd)**

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possibilities. He outlined the New Community Improvement Plan's financial incentives as follows: planning and building fees rebates; project development study/report grants; fascade improvement grants and building improvement loans. He explained to the Committee the two zone approach with the secondary area having access to one-half of the amount of any incentive available to the primary area.

Tom Corbett, area property owner, indicated he is a partner in 1662397 Ontario Inc., owner of lands known as St. Aloysius and St. Louis de Gonzague Schools property which abut the secondary area in the plan. He asked that their property be included in the secondary area.

Troy Rainville of Quality Inn indicated they would also like to be included in this Community Improvement Plan and was advised the Quality Inn property is in the secondary area.

The Chair asked whether there was anyone else in the audience who wished to speak in favour or against this plan and seeing none:

**The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the plan.**

The following recommendation was presented:

Bradley-Reynolds: THAT the Planning Committee recommends to Council:

1. That a By-law designating the lands identified on Schedule "A" of the report dated November 2nd, 2006 from the General Manager of Growth and Development as a Community Improvement Project Area under the provisions of Section 28(2) of the Planning Act be adopted.
2. That the Downtown Sudbury Community Improvement Plan - Financial Incentives be adopted.
3. That staff forward the Plan to the Minister of Municipal Affairs and Housing for approval.

**PUBLIC HEARINGS (cont'd)**

**DOWNTOWN SUDBURY COMMUNITY IMPROVEMENT PLAN - FINANCIAL INCENTIVES (cont'd)**

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The following amendment to the recommendation was presented:

**Recommendation #2006-256:**

Bradley-Reynolds: That the Community Improvement Areas identified on Schedule "1B" be revised to include lands identified on Schedule "B" Revised November 21, 2006.

**CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson, Dupuis**

**CARRIED**

The main recommendation as amended was presented:

**Recommendation #2006-257:**

Bradley-Reynolds:: THAT the Planning Committee recommends to Council:

1. That a By-law designating the lands identified on Schedule "A" of the report dated November 2nd, 2006 from the General Manager of Growth and Development, as revised by Schedule "B" Revised November 21, 2006, as a Community Improvement Project Area under the provisions of Section 28(2) of the Planning Act be adopted.
2. That the Downtown Sudbury Community Improvement Plan - Financial Incentives be adopted.
3. That staff forward the Plan to the Minister of Municipal Affairs and Housing for approval.

**CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson, Dupuis**

**CARRIED**

**APPLICATION FOR REZONING TO PERMIT INSTITUTIONAL USES AND OFFICE SPACE, 2750 BANCROFT DRIVE, SUDBURY - GRACE & GILLES MORIN AND PAT & LORETTA MICELOTTA (AGENT: RONA RAMSEY)**

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**The Planning Committee meeting was adjourned and the Public Hearing was opened to deal with the following application.**

## **PUBLIC HEARINGS (cont'd)**

### **APPLICATION FOR REZONING TO PERMIT INSTITUTIONAL USES AND OFFICE SPACE, 2750 BANCROFT DRIVE, SUDBURY - GRACE & GILLES MORIN AND PAT & LORETTA MICELOTTA (AGENT: RONA RAMSEY) (cont'd)**

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Report dated November 9th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application for rezoning to permit institutional uses and office space, 2750 Bancroft Drive, Sudbury, Grace & Gilles Morin and Pat & Loretta Micelotta (Agent: Rona Ramsey).

Laurel Ireland was present on behalf of the applicant.

The Director of Planning Services outlined the application to the Committee.

Laurel Ireland advised that the MS Society of Canada is interested in purchasing the subject property with funds raised through the Dragon Boat Races. She indicated the Sudbury area is a 'hot spot' for multiple sclerosis. Their plan is for the 'Sudbury MS Centre of Hope' which will be a resource centre and a place to store items required by clients such as wheelchairs. She further indicated future plans are to use the site to lobby for a clinic for Northern Ontario. She stated they plan to rent part of the premises as they do not need the whole area. They wish to be self-sustaining and the rent will defray overhead expenses.

The Chair asked whether there was anyone in the audience who wished to speak in favour or against this application and seeing none:

**The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.**

The following recommendation was presented:

#### **Recommendation #2006-258:**

Caldarelli-Bradley: THAT the application by Gilles & Grace Morin and Pat & Loretta Micoletta to amend By-law 95-500Z being the Comprehensive Zoning By-law for the (former) City of Sudbury as it applies to Parcel 6669 S.E.S., Lots 9 and 10, Concession 3, Township of Neelon, City of Greater Sudbury, by changing the zoning classification from "R3", Mixed Multiple Residential zone to "I-S" Institutional Special zone be approved subject to the following:

- a) That the applicant provide the Development Services Section with a registered plan of survey outlining the lands to be rezoned to enable the preparation of an amending by-law.

**PUBLIC HEARINGS (cont'd)**

**APPLICATION FOR REZONING TO PERMIT INSTITUTIONAL USES AND OFFICE SPACE, 2750 BANCROFT DRIVE, SUDBURY - GRACE & GILLES MORIN AND PAT & LORETTA MICELOTTA (AGENT: RONA RAMSEY) (cont'd)**

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**Recommendation #2006-258 (cont'd):**

- b) That exceptions be provided in the by-law to:
  - i) reduce the rear yard setback from 10m to 5m.
  - ii) reduce the west side yard setback from 10m to 1.8m
  - iii) non-institutional offices shall not exceed 1000 square feet of the net leasable area of the building
- c) Prior to the amending by-law being passed the applicants shall install an opaque fence along the westerly lot line.

**CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson, Dupuis**

**CARRIED**

**APPLICATION TO REZONE PART OF A RURAL PARCEL IN ORDER TO CREATE TWO LOTS FOR SINGLE RESIDENTIAL USE, 1821 YORKSHIRE DRIVE, VAL CARON - JOHN AND ANNE ROBERT**

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**The Planning Committee meeting was adjourned and the Public Hearing was opened to deal with the following application.**

Report dated November 14th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding an application to rezone part of a rural parcel in order to create two lots for single residential use, 1821 Yorkshire Drive, Val Caron, John and Anne Robert.

John and Anne Robert, the applicants, were present.

The Director of Planning Services outlined the application to the Committee.

Councillor Bradley questioned the fact that the fire flow is below the City's standard and was advised the policy as adopted by City Council is that fire flow standards would not be imposed on proposals of three lots or less.

The Chair asked whether there was anyone in the audience who wished to speak in favour or against this application and seeing none:

**PUBLIC HEARINGS (cont'd)**

**APPLICATION TO REZONE PART OF A RURAL PARCEL IN ORDER TO CREATE TWO LOTS FOR SINGLE RESIDENTIAL USE, 1821 YORKSHIRE DRIVE, VAL CARON - JOHN AND ANNE ROBERT (cont'd)**

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**The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the application.**

The following recommendation was presented:

**Recommendation #2006-259:**

Bradley-Caldarelli: THAT the application by John and Anne Robert to amend By-law 83-300 being the Comprehensive Zoning By-law for the (former) Towns of Valley East and Onaping Falls by changing the zoning classification of lands described as part of Parcel 221 S.E.S. in Lot 7, Concession 6, in the Township of Blezard from "RU", Rural to "R1.D1-Special", Single Residential Special be approved subject to the following conditions:

1. That the applicants provide the Development Approvals Section with a registered survey plan outlining the lands to be rezoned to enable the preparation of an amending zoning by-law;
2. That the minimum road frontage required for the proposed east lot be established at 38 metres (125 feet); and,
3. That the minimum road frontage required for the proposed west lot be established at 18.3 metres (60 feet).

**CONCURRING MEMBERS: Councillors Caldarelli, Reynolds, Thompson, Dupuis**

**NON-CONCURRING MEMBERS: Councillors Bradley**

**CARRIED**

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING IN ORDER TO PERMIT THE DEVELOPMENT OF OFFICE SPACE, CLASSROOM FACILITIES AND ON-SITE TRAINING FOR A TRANSPORT TRAINING SCHOOL, 2565 KINGSWAY, SUDBURY - SUDBURY SHRINE CLUB**

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**The Planning Committee meeting was adjourned and the Public Hearing was opened to deal with the following applications.**

Report dated November 14th, 2006 was received from the Director of Planning Services and the General Manager of Growth and Development regarding

**PUBLIC HEARINGS (cont'd)**

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING IN ORDER TO PERMIT THE DEVELOPMENT OF OFFICE SPACE, CLASSROOM FACILITIES AND ON-SITE TRAINING FOR A TRANSPORT TRAINING SCHOOL, 2565 KINGSWAY, SUDBURY - SUDBURY SHRINE CLUB (cont'd)**

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applications for Official Plan amendment and rezoning in order to permit the development of office space, classroom facilities and on-site training for a transport training school, 2565 Kingsway, Sudbury, Sudbury Shrine Club,

John Beaudry of Transport Training Centres of Canada Inc, agent for the applicant, and André Lacroix of Lacroix Forest LLP, Counsel, were present.

The Director of Planning Services outlined the applications to the Committee. He indicated that the report stated the subject property is not serviced with water or sanitary sewer; however, these services are present from Raymond Street at the back of the property. He advised that the recommendation of the Planning Services Division to deny the applications is based on several issues: concerns related to land use compatibility; commitments made through prior planning processes; the existing supply of industrial lands; and, planning objectives related to the redevelopment of the Kingsway corridor.

André Lacroix stated his opinion that the use contemplated does not fall within the light industrial classification. He stated the proposal is for a typical licensed training school with class rooms and offices. He further stated that there will be only two transport trucks used for the training. The trucks will not be carrying or receiving any loads, there will be no dispatching services provided and there will be no repairs done to the vehicles on site. He feels such uses do not fall under the light industrial classification.

Mr. Lacroix provided some history on the land uses of properties along the Kingsway corridor indicated that many non-residential uses have been developed along this corridor. He advised that the abutting proposed subdivision was planned 15 years ago and the owner may not have the same plans at the present time. He feels the Kingsway is not suitable for residential use. He also stated that the proposed uses will be less intrusive to the neighbourhood than the present use of a banquet hall. He asked that the Committee consider the fact that this is a pre-existing development which should not be denied in order to accommodate a more recent proposal.

John Beaudry made an electronic presentation to the Committee. He indicated there appeared to be some misconceptions regarding truck drivers' training. He indicated they are not a for-hire carrier, they do not dispatch or lease out vehicles and therefore would be better classified as a private carrier. They should not be in the light industrial category. He indicated the training courses are one week in the classroom and four weeks on the road. He asked the Committee to consider the amount of investment proposed and the City's objective to improve the

## **PUBLIC HEARINGS (cont'd)**

### **APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING IN ORDER TO PERMIT THE DEVELOPMENT OF OFFICE SPACE, CLASSROOM FACILITIES AND ON-SITE TRAINING FOR A TRANSPORT TRAINING SCHOOL, 2565 KINGSWAY, SUDBURY - SUDBURY SHRINE CLUB (cont'd)**

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Kingsway entrance into the City. He compared the subject property with the Brick and Leon properties on Notre Dame Avenue which are close to residential areas. He indicated that the rocks and trees on the subject property provide a barrier to abutting lands.

When asked, Mr. Beaudry advised that the vehicles have block heaters which are plugged in at night and therefore do not idle longer than necessary. Also, the vehicles are programmed to shut down after 15 minutes of idling.

When asked if repairs to the vehicles were done on the premises, Mr. Beaudry indicated that any repairs must be carried out by licensed mechanics and their instructors are not licensed.

When asked if a public meeting was held with the area property owners, Mr. Beaudry stated that his mother met with them. There were some concerns such as the smell of diesel fuel and idling which were addressed. He indicated that annual emission testing must be carried out on all vehicles and any deficiencies must be corrected. He further indicated that heavy equipment training will not be carried out on the premises; it is carried out at a pit which is the correct environment for heavy equipment training.

Mr. Beaudry advised the hours of operation are 8:00 a.m. to 5:00 p.m., Monday through Friday and there may be up to three or four trips per day. They do not work in the evenings or on weekends as it would be difficult to retain staff. He did advise they did work for three hours on a Saturday not long ago but that is not normal practice.

Ted Beynon of the Shrine Club indicated that they wish to sell the property as they have a project in mind to bring an orthopedic surgeon to Sudbury.

Tom Zaitz questioned the statement in the Staff Report stating that no sewer and water services were available at the property. The Director of Planning Services again explained the correction to the report.

The Chair asked whether there was anyone else in the audience who wished to speak in favour or against these applications and seeing none:

**The Public Hearing concerning this matter was closed and the Planning Committee resumed in order to discuss and vote on the applications.**



**PUBLIC HEARINGS (cont'd)**

**APPLICATIONS FOR OFFICIAL PLAN AMENDMENT AND REZONING IN ORDER TO PERMIT THE DEVELOPMENT OF OFFICE SPACE, CLASSROOM FACILITIES AND ON-SITE TRAINING FOR A TRANSPORT TRAINING SCHOOL, 2565 KINGSWAY, SUDBURY - SUDBURY SHRINE CLUB (cont'd)**

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The following recommendations were presented:

**Recommendation #2006-260:**

Bradley-Reynolds: THAT the application by Sudbury Shrine Club to amend the Official Plan for the Sudbury Planning Area by redesignating lands described as PIN 73576-0054, part of Parcel 45812 S.E.S., Parts 1 to 6 of Plan 53R-9088, excepting Parts 14 to 16 of Plan 53R-13567 in Lot 10, Concession 4, Township of Neelon from "Low Density Residential District" to "Linear Mixed Use District" in the Secondary Plan for the City of Sudbury, be approved.

**CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson, Dupuis**

**CARRIED**

**Recommendation #2006-261:**

Bradley-Thompson: THAT the application by Sudbury Shrine Club to amend By-law 95-500Z being the Zoning By-law for the (former) City of Sudbury by changing the zoning classification of lands described as PIN 73576-0054, part of Parcel 45812 S.E.S., Parts 1 to 6 of Plan 53R-9088, excepting Parts 14 to 16 of Plan 53R-13567 in Lot 10, Concession 4, Township of Neelon from "R3-4", Mixed Multiple Residential Special to "M1 - Special", Mixed Light Industrial/Service Commercial Special, be approved subject to the following conditions:

- a) that permitted uses be limited to storage for an institutional use and a trade school offering transport training with accessory office uses; and,
- b) that prior to the enactment of the amending by-law, the owner shall enter into a Site Plan Control Agreement which addresses, among other matters, access, parking, on-site circulation, and adequate buffering.

**CONCURRING MEMBERS: Councillors Bradley, Caldarelli, Reynolds, Thompson, Dupuis**

**CARRIED**

Recess At 7:35 p.m., the Planning Committee recessed.

Reconvene At 7:43 p.m., the Planning Committee reconvened.

## **PART I - CONSENT AGENDA**

The following recommendation was presented to adopt Item C-1 contained in Part 1 of the Consent Agenda:

### **Recommendation #2006-262:**

Caldarelli-Bradley: THAT Item C-1 contained in Part 1, Consent Agenda, be adopted.

**CARRIED**

## **ROUTINE MANAGEMENT REPORTS**

Item C-1  
Extension of Draft  
Approval,  
Black Lake Road,  
Lively, Cavdon  
Developments  
Limited

Report dated November 15th, 2006 was received from the General Manager of Growth and Development regarding extension of draft approval, Black Lake Road, Lively, Cavdon Developments Limited.

### **Recommendation #2006-263:**

Bradley-Caldarelli: THAT upon payment of the processing fee of \$2,500.00 prior to the December 31st, 2006 lapsing date, the conditions of draft approval of the plan of subdivision of part of Parcels 1880 & 416 S.W.S. in Lot 6, Concession 4, Township of Waters, City of Greater Sudbury, be amended as follows:

- a) By revising Condition # 21 and replacing it with the following:  
"21. Draft approval shall lapse on December 31, 2009."
- b) By revising Condition #15 to read as follows:  
"15. That the owner prepare a lot grading/storm water management plan addressing stormwater runoff from this developed subdivision on Junction Creek to the satisfaction of the Nickel District Conservation Authority, and that any alterations to the creek that result in lots being created along the former creek bed will require an engineering study, to determine their feasibility for development".

## **PART I - CONSENT AGENDA (cont'd)**

### **ROUTINE MANAGEMENT REPORTS (cont'd)**

Item C-1  
Extension of Draft  
Approval,  
Black Lake Road,  
Lively, Cavdon  
Developments  
Limited (cont'd)

#### **Recommendation #2006-263 (cont'd):**

c) By revising Condition #16 to read as follows:

"16. That prior to the signing of the final plan, a detailed soils report shall be prepared by a qualified engineer, to the satisfaction of the Chief Building Official and the Nickel District Conservation Authority, with respect to those lands generally described as being Lots 13 and 14, 55 to 63 inclusive, and 76, 77 and 78 on the draft plan, and the area where the creek was located, outlining how any problems associated with poor soil conditions can be overcome, and construction techniques which will be required for the construction of homes on the subject lands."

d) by revising Condition # 25 to read as follows:

"25. Prior to the submission of servicing plans, the owner shall, to the satisfaction of the Director of Planning Services, provide an updated geotechnical report prepared, signed, sealed, and dated by a geotechnical engineer licensed in the Province of Ontario. Said report shall, as a minimum, provide factual information on the soils and groundwater conditions within the proposed development. Also, the report should include design information and recommend construction procedures for storm and sanitary sewers, stormwater management facilities, watermains, roads to a 20 year design life, the mass filling of land, surface drainage works, erosion control, slope stability, slope treatment and building foundations. The geotechnical information on building foundations shall be to the satisfaction of the Chief Building Official and Director of Planning Services."

e) By adding the following conditions #26, #27, #28:

"26. The applicant/owner shall provide to the City, as part of the submission of servicing plans a Siltation Control Plan detailing the location and types of sediment and erosion control measures to be implemented during the construction of each phase of

**PART I - CONSENT AGENDA (cont'd)**

**ROUTINE MANAGEMENT REPORTS (cont'd)**

Item C-1  
Extension of Draft  
Approval,  
Black Lake Road,  
Lively, Cavdon  
Developments  
Limited (cont'd)

**Recommendation #2006-263 (cont'd):**

the project. Said plan shall be to the satisfaction of the General Manager of Growth and Development and the Nickel District Conservation Authority. The siltation control shall remain in place until all disturbed areas have been stabilized. All sediment and erosion control measures shall be inspected daily to ensure that they are functioning properly and are maintained and/or updated as required. If the sediment and erosion control measures are not functioning properly, no further work shall occur until the sediment and/or erosion problem is addressed."

- "27. Streetlights for this subdivision will be designed and constructed by Greater Sudbury Hydro Plus Inc. at the cost of the owner."
- "28. The owner shall provide a utilities servicing plan showing the location of all utilities including City services, Greater Sudbury Hydro Plus or Hydro One, Bell, Union Gas and Persona. This plan must be to the satisfaction of the Director of Planning Services and must be provided prior to construction for any individual phase."

**CARRIED**

**CORRESPONDENCE FOR INFORMATION ONLY**

Item C-2  
2006 Property  
Sales &  
Acquisitions

Report dated November 15th, 2006 was received from the General Manager of Infrastructure and Emergency Services regarding 2006 Property Sales and Acquisitions.

## **PART II - REGULAR AGENDA**

### **MANAGERS' REPORTS**

Item R-1  
Proposed Ministry  
of Municipal  
Affairs & Housing  
Modifications to  
the Official Plan

Report dated November 15th, 2006 was received from the General Manager of Growth and Development regarding the proposed Ministry of Municipal Affairs and Housing Modifications to the Official Plan.

The Manager of Community and Strategic Planning outlined the modifications to the Committee.

#### **Recommendation #2006-264:**

Reynolds-Bradley: THAT the modifications contained in the letter dated November 14th, 2006 from the Ministry of Municipal Affairs and Housing be endorsed.

**CARRIED**

Other Matters

The Director of Planning Services thanked the Planning Committee for their commitment over the past three years. He indicated that this Committee participated in 51 regular meetings and 4 special meetings with the most important item being the adoption of the new Official Plan. He further indicated there were 203 rezoning hearings, 36 Official Plan amendment hearings and 26 subdivision and condominium hearings.

Adjournment

**Recommendation #2006-265:**

Bradley-Reynolds: That we do now adjourn.  
Time: 8:15 p.m.

**CARRIED**

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CLERK DESIGNATE

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COUNCILLOR RON DUPUIS